

# PLANNING & DEVELOPMENT SERVICES

Building a Better Community with You



Volume 8 Issue 6

June 2007

## Building Services - Planning - Development Engineering Services

### INSIDE THIS ISSUE:

Calendar of Meetings	2
Commercial Projects	3
Apt./Hotel Projects	4
Subdivision Projects	4
Permit Totals	5
Residential Permit Details	6
Performance Measures	7
Annexation Update	8
Inspection Totals	9
Rezoning Scoop	9
Bldg Permit Comparison	10
Comp. Plan Update	11
Transportation	12

### PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	356	356	\$53,265,368
Duplex	25	50	\$4,338,992
Tri-Plex/Four-plex	2	7	\$502,500
Apartment	24	445	\$25,435,000
New Commercial	56	N/A	\$33,820,822
Commercial Remodel	54	N/A	\$7,411,257



Precision Eye Care, 3975 SH 6 S 900

### Inspector's Corner

#### Requirements for Secondary Emergency Access

Section D107 of the 2006 International Fire Code requires a secondary fire apparatus access for one or two-family developments exceeding 30 dwelling units. When required, the secondary access must be located at least one half the length of the maximum overall diagonal dimension of the property or area served from the primary access.

There is also an exception in the Fire Code that allows more than 30 dwelling units to be served by a single access provided all the dwelling units are equipped with an automatic sprinkler system.

Please contact the College Station Building Department at 979.764.3741 for additional information concerning this or any other code requirement.

Chris Haver, CBO

Building Official

[chaver@cstx.gov](mailto:chaver@cstx.gov)

### Points of Interest:



Page 1  
Inspector's  
Corner



Page 11  
Comprehensive  
Plan Update



Page 12  
Mobility Monthly

## Tracking the Numbers

### Total Permits:

YTD - 1 yr

↓ 7%

YTD - 2 yr

↓ 48%

Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, June 2006, and experienced a decrease when compared with two years ago, June 2005. (Approximately 50% of the total permits issued in 2005 were roofing permits. This is a result of a hail storm that took place early that year.)

### Single-Family Homes:

(Does not include slab onlys)

YTD - 1 yr

↓ 14%

YTD - 2 yr

↑ 6%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, June 2006, and increased when compared with two years ago, June 2005.

### Commercial:

(Does not include slab onlys)

YTD - 1 yr

↑ 7%

YTD - 2 yr

↑ 26%

Year-to-date, commercial permits experienced an increase in quantity when compared to last year at this time, June 2006, and increased compared with two years ago, June 2005.

**SCHEDULE OF EVENTS****8/2 & 8/16**

Planning & Zoning  
Commission Meetings  
7:00 PM (WS 6:00 PM)

**8/6 & 8/23**

City Council Meetings  
7:00 PM

Submittal Deadline  
Every Monday, 10:00 AM

**Pre-Application Meetings**  
Every Wednesday  
Afternoon

\* Historic Preservation  
Committee (Luncheons)

**9/6 & 9/20**

Planning & Zoning  
Commission Meetings  
7:00 PM (WS 6:00 PM)

**9/13 & 9/27**

City Council Meetings  
7:00 PM

Submittal Deadline  
Every Monday, 10:00 AM

**Pre-Application Meetings**  
Every Wednesday  
Afternoon

# August 2007

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2 P&Z 7:00 PM	3	4
5	6 Submittal Deadline City Council 7:00 PM	7	8	9	10 DRB 11:00 AM	11
12	13 Submittal Deadline	14	15 *HPC History of Aviation	16 P&Z 7:00 PM	17	18
19	20 Submittal Deadline	21	22	23 City Council 7:00 PM	24 DRB 11:00 AM	25
26	27 Submittal Deadline	28	29	30	31	

# September 2007

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3 Submittal Deadline	4 ZBA 6:00 PM	5	6 P&Z 7:00 PM	7	8
9	10 Submittal Deadline	11	12	13 City Council 7:00 PM	14 DRB 11:00 AM	15
16	17 Submittal Deadline	18	19 *HPC Aggie Band	20 P&Z 7:00 PM	21	22
23	24 Submittal Deadline	25	26	27 City Council 7:00 PM	28 DRB 11:00 AM	29
30						

# WHAT'S UP!

## Projects Current and Completed

### Commercial:

- **Gateway Express Car Wash Addition, 720 Earl Rudder Fwy, (SP 06-500259) (DP 06-100075) (BP 06-3518)**
- **Corner Bar, 401 University Drive, (SP 06-500139) (BP 06-1914)**
- ◆ First American Plaza Tenant Space (shell only), 1 First American Blvd, (SP 03-247)(DP 03-77) (BP 04-969)
- ◆ Champion Creek Development, 2200 Raintree Dr., (SP 06-500016) (DP 06-100006)
- ◆ Rock Prairie Baptist Church, 2405 Rock Prairie Rd., (SP 06-500046) (DP 06-100010)
- ◆ Rock Prairie Baptist Church, 4200 Rock Prairie Rd., (PP 06-500015) (BP 06-1906)
- ◆ Christ United Methodist Church, 4203 SH 6, (DP 06-100022) (SP 06-500088)
- ◆ COCS Fire Station No 3, 1900 Barron Rd., (DP 06-100030) (SP 06-500109)
- ◆ Valley Park Center, 400 Harvey Mitchell Pkwy., (PP 05-500129), (DP 05-100036) (DP 05-100055) (SP 05-500174)
- ◆ Benjamin Knox Arts Center, 405 University Drive, (DP 06-100034) (SP 06-500120)
- ◆ Fish Daddy's, 1611 University Drive, (SP 06-500133) (BP 06-2836)
- ◆ Posados Café, 420 Earl Rudder Fwy, (SP 06-500173) (DP 06-100083)
- ◆ Curry Plumbing, 625 Graham Rd, (SP 06-500206) (DP 06-100059)
- ◆ Hampton Inn & Suites, 925 Earl Rudder Fwy, (DP 06-100071)
- ◆ Fire Station #3, 1900 Barron Rd, (SP 06-500233)
- ◆ Mid South Bank, 1912 Holleman Dr, (DP 07-100009) (SP 07-500020)
- ◆ Christ Holy Mission Baptist Church Addition, 1113 Arizona St (SP 07-500013) (DP 07-100001)
- ◆ State Farm, 4058 SH 6 S, (BP 07-115)
- ◆ Christ United Methodist Church, 4203 SH 6 S, (BP 06-1393)
- ◆ Luigi's, 3975 SH 6 S, (BP 07-367)
- ◆ National Tire & Battery, 504 Earl Rudder Fwy, (SP 07-500022) (DP 07-100006)
- ◆ First National Bank, 710 William D Fitch Pkwy, (DP 07-100008) (SP 07-500032)
- ◆ COCS Forestry Maint, 7090 Rock Prairie Rd, (SP 07-500039)
- ◆ Discount Tire, 2321 Texas Ave, (DP 07-100007) (SP 07-500027)
- ◆ Brazos Valley Oral Surgery, 1501 Emerald Plz, (SP 07-500057) (DP 07-100019)
- ◆ Burger King, 3129 Texas Ave, (SP 07-500044) (DP 07-100015)
- ◆ Enclave Apts, 1800 Holleman Dr, (SP 07-500066) (DP 07-100015)
- ◆ First National Bank, 100 Manuel Dr, (SP 07-500051) (DP 07-100017)
- ◆ J&S Studies Medical, 1710 Crescent Pointe Pkwy, (DP 07-100027) (SP 07-500093)
- ◆ Ninfa's Mexican Restaurant, 1007 Earl Rudder Fwy, (DP 07-100031) (SP 07-500095)
- ◆ Residence Inn by Marriott, 720 University Dr, (DP 07-100025) (SP 07-500076)

- ◆ A&M Super Storage, 17339 SH 6, (SP 07-500099) (DP 07-100032)
- ◆ Paradise Scuba, 1705 Valley View Dr, (SP 07-500116) (DP 07-100050)
- \* **Adamson Lagoon, 1900 Anderson St, (SP 07-500150)**
- \* **The Pump, 110 Dominik Dr, (SP 07-500138)**
- \* **TPC of Aggieland, 11501 Jones-Butler Rd, (SP07-500156) (DP 07-100051)**

### Commercial Subdivisions:

- ◆ Spring Creek Commons, 4401 SH 6, (05-500161)
- ◆ Emerald Park Plaza, 1501 Emerald Pkwy., (DP 06-100002)
- ◆ Ponderosa Place Sec. 2, 3850 SH 6, (FP 06-500022)
- ◆ Aggieland Business Park, 5942 Raymond Stotzer Pkwy., (PP 06-500048) (PP 07-500090)
- ◆ North Forest Professional Park, 2801 Earl Rudder Fwy, (DP 06-100017) (SP 06-500065)
- ◆ Greens Prairie Center, 525 William D Fitch Pkwy, (PP 06-500094) (PP 07-500133) (DP 06-100040)
- ◆ Super B (Crossroads), Phase 2, 2000 FM 158, (DP 06-100037), (SP 06-500136) (PP 06-500134)
- ◆ North Forest, 2801 Earl Rudder Freeway, (FP 06-500115)
- ◆ Capsher Technology, 3500 University Dr, (SP 06-500217) (DP 06-100063) (BP 06-3690)
- ◆ Model Homes for Stylecraft B & C, 4090 SH, (DP 06-100067)
- ◆ Gateway Ph 4, 100 Forest Drive, (DP 06-100074)
- ◆ Crescent Pointe Park, 2301 Crescent Pointe Pkwy, (DP 06-100073) (SP 06-500253)
- ◆ Culpepper Plaza Redevelopment, 1701 Texas Ave, (SP 06-500255) (DP 06-100082)
- ◆ Gateway Ph 2B, 1505 University Dr, (SP 06-500276)
- ◆ Tower Point, 951 William D Fitch Pkwy, (PP 06-500261)
- ◆ Gateway Ph 2C, 1505 University Dr, (DP 07-100011) (SP 07-500035)
- ◆ Animate Habitat Ph 1, 17339 SH 6, (PP 07-500097)
- \* **Wolf Pen Plaza Lot 2, 1915 Texas Ave, (SP 07-500149) (DP 07-100048)**

### Apartment & Hotel projects:

- ~ **Spring Creek Townhomes Ph 4, Arrington Rd., (DP 06-100028) (FP 06-500107)**
- ◆ Woodlands of College Station, 100 Southwest Pkwy., (Residential & Commercial) (DP 05-100045) (PP 05-500151) ((FP 05-500242) (BP 05-4152)
- ◆ Crescent Pointe Apartments, 3300 University Dr, (SP 06-500204) (DP 06-100076)
- ◆ Wolf Creek Condos-Miles, 1811 George Bush Dr, (DP 07-100013)
- ◆ The Lodges at Walnut Ridge, 501 Luther St, (DP 07-100022)
- ◆ The Factory, 418 College Main, (DP 07-100024)
- ◆ River Oaks, 305 Holleman Dr, (PP 07-500085) (FP 07-500072) (DP 07-100034) (DP 07-100039)
- ◆ Novosad, 751 Luther St, (PP 07-500121)
- \* **The Lofts, 2240 Dartmouth St, (PP 07-500153)**

✱ **2818 Place Properties, 1300 Harvey Mitchell Pkwy, (DP 07-100049) (PP 07-500135)**

**Residential:**

- ◆ Williamsgate Ph 2 (7.83 ac/31 lots/R-1) (FP 05-14)
- ◆ Williamsgate Ph 3 (3.88 ac/18 lots/R-1) (FP 05-15)
- ◆ Castlegate Sec 7 2270 Greens Prairie Rd W (24 Lots/31 ac) (PP 06-500106) (DP 06-100042) (FP 07-500019) (DP 07-100003)
- ◆ Richards Sub. Ph 2, 107 Sterling St., (FP 05-500111)
- ◆ Liberty Subdivision, 2500 Earl Rudder Fwy., (FP 05-500112) (DP 05-100038)
- ◆ Lakeview Acres, 120 Morgans Ln., (FP 05-500171)
- ◆ Castlerock, SH 40, (PP 05-500218) (PP 07-500132) (DP 06-100064)
- ◆ Lakeside Village, SH 6, (PP 06-500012)
- ◆ North Forest Estates, 2075 North Forest Pkwy., (PP 06-500079) (FP 06-500222)
- ◆ Williams Creek Ph 5, 6 & 7, 9500 Rock Prairie Rd., (PP 06-500089) (FP 07-500107) (DP 06-100041)
- ◆ Carter's Crossing, Phase 1, 2050 North Forest Parkway, (DP 06-100036) (FP 06-500128)
- ◆ Carter's Crossing, Phase 2, 2050 North Forest Parkway, (DP 06-100035) (FP 06-500127)
- ◆ Dove Crossing Ph 3 & 4, Graham Rd, (FP 06-500190) (DP 06-100053)
- ◆ Shenandoah Ph 10, 11, 15, 16 & 17, 4000 Alexandria, (PP 06-500212)
- ◆ F.S. Kapchinski, 1600 Park Place, (PP 06-500218)
- ◆ Williams Creek Ph 7, 9500 Rock Prairie Rd, (FP 06-500214) (DP 06-100061)
- ◆ Shenandoah Ph 10 & 11, 4000 Alexandria Ave, (PP 06-500243) (FP 06-500268) (DP 06-100078)
- ◆ Bird Pond Estates, 1402, 1404 and 1650 Bird Pond Rd, (06-500265)
- ◆ Sweetland, 3105 Freneau Dr, (PP 07-500016)
- ◆ Belmont Place Section 3, 1735 & 1835 Graham Rd, (PP 07-500007) (DP 07-100035)
- ◆ Edelweiss Ph 10, Brandenburg Ln, (PP 07-500069) (FP 07-500125) (DP 07-100038)
- ◆ Pebble Creek Ph 9F, Royal Adelaide Dr, (FP 07-500054) (DP 07-100018)
- ◆ Sonoma Ph 1, 2755 Barron Rd, (DP 07-100016) (SP 07-500047)
- ◆ Pebble Creek Ph 9C, Royal Adelaide Dr, (PP 07-500087)
- ◆ Sweetland Subdivision, 3105 Freneau Dr, (DP 07-100026) (FP 07-500077)
- ◆ Dove Crossing Ph 8, Graham Rd, (FP 07-500124) (DP 07-100037)
- ◆ Williams Creek Ph 3, 4744 Johnson Creek Loop, (FP 07-500108)
- ✱ **Carter's Crossing Ph 3, 2050 North Forest Pkwy, (FP 07-500144) (DP 07-100047)**
- ✱ **Edelweiss Gartens Ph 5, 213, 215, 217, 219 Meir Ln, (FP 07-500143)**
- ✱ **Horse Haven Estates Ph 4, 2691 Horse Haven Ln, (PP 07-500142)**

**Subdivisions in the ETJ:**

- ~ **Creek Meadow, Greens Prairie Rd, (PP 06-500220) (FP 07-500003)**

- ◆ Lakeside Village, SH 6, (PP 06-500131)
- ◆ Las Palomas (8.77 ac), Cain Rd., (FP 06-500037) (DP 06-100024)
- ◆ Indian Lakes Ph. 10 (79.71 ac), Arrington Rd., (PP 05-500035) (PP 06-500235) (FP 06-500236)
- ◆ Duck Haven Ph 3, 4, 5, & 8 (PP 06-500091) (FP 06-500219)
- ◆ Indian Lakes Ph 4 (Amending Plat), Arrington Rd., (FP 06-500102)
- ◆ Oakland Ridge Ph 1, (FP 06-500225)
- ◆ Meadowcreek Ph 2 & 3, Koppe Bridge Rd (FP 06-500269)
- ◆ Hidden Springs, 16055 FM 2154, (PP 06-500277) (FP 07-500031)
- ◆ Indian Lakes Ph 3B, Arrington Rd, (PP 07-500030)
- ◆ Duck Haven Ph 4, 5, 6, 7 & 8, FM 2154 @ Drake, (PP 07-500029)
- ◆ Indian Lakes Ph 1, Arrington Rd, (FP 07-500086)
- ◆ Peach Crossing Ph 2, 1706 Peach Creek Rd, (PP 07-500073)
- ✱ **Indian Lakes Ph 1 Blk 19, Arrington Rd, (FP 07-500129)**

**ABBREVIATIONS:**

SP	-	Site Plan
MP	-	Master Plan
DP	-	Development Permit
PP	-	Preliminary Plat
CUP	-	Conditional Use Permit
FP	-	Final Plat
SDSP	-	Special District Site Plan
BP	-	Building Permit

# BUILDING PERMIT TOTALS:

Month of June 2007						Month of June 2006		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	37	37	95,481	81,509	\$6,234,797	59	59	\$8,173,117
Duplex	0	0	0	0	\$0	4	8	\$896,340
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	1	8	4,800	4,800	\$400,000	0	0	\$0
Residential Addition	6	N/A	1,297	954	\$65,500	0	N/A	\$0
Residential Remodel	9	N/A	N/A	N/A	\$560,200	11	N/A	\$297,210
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	2	N/A	N/A	N/A	\$102,880	2	N/A	\$4,500
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	1	N/A	\$10,494
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	3	N/A	\$146,209
Hotel / Motel / Inn	0	0	N/A	N/A	\$0	0	0	\$0
New Commercial	5	N/A	32,754	29,939	\$3,506,250	3	N/A	\$310,000
Commercial Remodel	4	N/A	N/A	N/A	\$1,125,000	9	N/A	\$1,733,000
Commercial Demolition	0	N/A	N/A	N/A	\$0	2	N/A	\$9,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	6	N/A	N/A	N/A	\$406,705	9	N/A	\$283,900
Sign	13	N/A	N/A	N/A	\$63,849	13	N/A	\$100,348
Moving & Location	0	N/A	N/A	N/A	\$0	3	N/A	\$6,500
Storage / Accessory	1	N/A	N/A	N/A	\$800	4	N/A	\$55,405
Roofing	6	N/A	N/A	N/A	\$78,940	7	N/A	\$55,431
<b>TOTALS</b>	<b>90</b>	<b>45</b>	<b>134,332</b>	<b>117,202</b>	<b>\$12,544,921</b>	<b>130</b>	<b>67</b>	<b>\$12,081,454</b>

MONTHLY  
PERMIT  
TOTALS

January 1, 2007-June 30, 2007						January 1, 2006 - June 30, 2006		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	356	356	668,734	728,619	\$53,265,368	412	412	\$59,073,950
Duplex	25	50	19,862	67,045	\$4,338,992	16	32	\$2,889,242
Tri-plex/Four-plex	2	7	9,572	9,227	\$502,500	3	11	\$793,780
Apartment	24	445	487,564	429,487	\$25,435,000	3	18	\$1,205,065
Residential Addition	24	N/A	18,783	10,758	\$688,050	0	N/A	\$0
Residential Remodel	29	N/A	12,191	10,062	\$1,088,030	65	N/A	\$1,612,749
Residential Garage/Carport Additio	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-SF	43	N/A	N/A	N/A	\$502,511	6	N/A	\$75,312
Residential Slab Only-DP	5	N/A	N/A	N/A	\$85,978	10	N/A	\$164,000
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	8	N/A	N/A	N/A	\$322,500	3	N/A	\$146,209
Hotel / Motel / Inn	0	0	N/A	N/A	\$0	0	0	\$0
New Commercial	56	N/A	549,430	455,306	\$33,820,822	58	N/A	\$25,239,890
Commercial Remodel	54	N/A	N/A	N/A	\$7,411,257	55	N/A	\$3,856,483
Commercial Demolition	12	N/A	N/A	N/A	\$235,300	9	N/A	\$90,520
Commercial Slab Only	2	N/A	N/A	N/A	\$1,241,000	2	N/A	\$357,000
Swimming Pool	36	N/A	N/A	N/A	\$1,543,655	45	N/A	\$1,511,350
Sign	66	N/A	N/A	N/A	\$310,896	92	N/A	\$389,573
Moving & Location	2	N/A	N/A	N/A	\$2,500	6	N/A	\$26,000
Storage / Accessory	22	N/A	N/A	N/A	\$345,344	26	N/A	\$463,173
Roofing	44	N/A	N/A	N/A	\$261,977	63	N/A	\$574,615
<b>TOTALS</b>	<b>810</b>	<b>858</b>	<b>1,766,136</b>	<b>1,710,504</b>	<b>\$131,401,680</b>	<b>874</b>	<b>473</b>	<b>\$98,468,911</b>

PERMIT  
TOTALS  
YTD



# BUILDING PERMIT DETAILS:

## RESIDENTIAL PERMITS







Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Feet	Heat Sq. Feet	Application Type	Valuation
6/15/07	7-1815	ALL PHASE CONTRACTING	1	12	2101 HARVEY MITCHELL	SOUTHWOOD #26	4800	4800	Residential (5+ Units)	\$400,000
6/1/07	7-1546	K M CUSTOM HOMES	10	1	2072 RAVENSTONE LOOP	CASTLEGATE SEC 1 PH 1	2627	2038	New Residential (SF)	\$180,000
6/4/07	7-1643	CL3 DEVELOPMENT LLP	50	3	4409 HEARST CT	CASTLEGATE PH 5 SEC 2	3349	2563	New Residential (SF)	\$185,000
6/6/07	7-1569	SIERRA VISTA CONST	4	2	4412 SPRING MEADOWS DR	SPRING MEADOWS PH 2	3122	2434	New Residential (SF)	\$160,644
6/7/07	7-1440	PODRAZA CUSTOM	6	46	5305 BALLYBUNION CT	PEBBLE CREEK	5426	3835	New Residential (SF)	\$340,000
6/7/07	7-1732	STYLECRAFT BUILDERS	12	13	1011 FALLBROOK LOOP	WESTFIELD VILLAGE PH 5	1215	1215	New Residential (SF)	\$80,190
6/7/07	7-1734	STYLECRAFT BUILDERS	3	12	1016 FALLBROOK LOOP	WESTFIELD VILLAGE PH 5	1860	1363	New Residential (SF)	\$89,958
6/8/07	7-1691	O'DONOVAN BUILDERS, LLC	32	39	1404 MISSION HILLS CT	PEBBLE CREEK	5981	4220	New Residential (SF)	\$515,000
6/8/07	7-1752	ED FROEHLING BUILDERS	10	38	1105 HARRISONBURG LN		2814	2273	New Residential (SF)	\$150,018
6/8/07	7-1730	O'DONOVAN BUILDERS, LLC	3	17	3904 DEVRNE DR		2452	1832	New Residential (SF)	\$130,000
6/8/07	7-1196	CONTRERAS CONST	24	4	219 MEIR LN	EDELWEISS GARTENS PH 5	2443	1751	New Residential (SF)	\$140,000
6/8/07	7-1197	CONTRERAS CONST	23	4	217 MEIR LN	EDELWEISS GARTENS PH 5	2443	1751	New Residential (SF)	\$140,000
6/8/07	7-1736	ED FROEHLING BUILDERS	8	47	1505 BLUEFIELD CT	SHENANDOAH PH 19	2670	2138	New Residential (SF)	\$141,108
6/8/07	7-1754	ED FROEHLING BUILDERS	18	47	1514 BLUEFIELD CT	SHENANDOAH PH 19		2490	New Residential (SF)	\$164,340
6/12/07	7-1679	OAKWOOD CUSTOM	5	3	2802 HORSEBACK DR	HORSE HAVEN PH 3	1808	1322	New Residential (SF)	\$87,920
6/12/07	7-1680	OAKWOOD CUSTOM	3	3	2704 HORSE HAVEN LN	HORSE HAVEN PH 3	2169	1625	New Residential (SF)	\$107,250
6/12/07	7-1682	OAKWOOD CUSTOM	7	3	2806 HORSEBACK DR	HORSE HAVEN PH 3	1808	1350	New Residential (SF)	\$91,120
6/12/07	7-1684	OAKWOOD CUSTOM	2	3	2702 HORSE HAVEN LN	HORSE HAVEN PH 3	2103	1591	New Residential (SF)	\$105,006
6/12/07	7-1686	OAKWOOD CUSTOM	4	3	2800 HORSEBACK DR	HORSE HAVEN PH 3	2103	1591	New Residential (SF)	\$105,006
6/12/07	7-1750	STYLECRAFT BUILDERS	23	8	3904 BRIDGEBERRY CT	WESTFIELD VILLAGE PH 4	2087	1511	New Residential (SF)	\$99,726
6/13/07	7-1696	K M CUSTOM HOMES	5	5	3709 DOVE CROSSING LN	DOVE CROSSING	2337	1690	New Residential (SF)	\$160,000
6/13/07	7-1697	K M CUSTOM HOMES	4	5	3707 DOVE CROSSING LN	DOVE CROSSING	2214	1625	New Residential (SF)	\$160,000
6/13/07	7-1745	MARIOTT HOMES	61	46	5312 BALLYBUNION CT	PEBBLE CREEK	5521	3742	New Residential (SF)	\$336,780
6/13/07	7-1670	H & E CONTRACTING	28	3	2448 NEWARK CIR	CASTLEGATE SEC 5 PH 1	3092	2181	New Residential (SF)	\$143,946
6/14/07	7-1763	CHARLES THOMAS HOMES,	32	15	3911 LATINNE LN	EDELWEISS GARTENS PH 7	2293	1657	New Residential (SF)	\$115,000
6/14/07	7-1761	CHARLES THOMAS HOMES,	31	15	3909 LATINNE LN	EDELWEISS GARTENS PH 7	2334	1621	New Residential (SF)	\$110,000
6/15/07	7-1759	ED FROEHLING BUILDERS	1	2	3700 DOVE HOLLOW LN	DOVE CROSSING	2501	1774	New Residential (SF)	\$117,084
6/20/07	7-1783	MARIOTT HOMES	54	46	5301 CASCADES CT	PEBBLE CREEK	4579	3383	New Residential (SF)	\$304,470
6/20/07	7-1783	MARIOTT HOMES	54	46	5301 CASCADES CT	PEBBLE CREEK	4579		New Residential (SF)	\$304,470
6/20/07	7-1789	MARIOTT HOMES	62	46	5311 BALLYBUNION CT	PEBBLE CREEK	3390	4244	New Residential (SF)	\$381,960
6/21/07	7-1791	NEW VISION CUSTOM	6	3	4201 WHISPERING CREEK DR	SPRING CREEK GARDENS PH 2	1697	1216	New Residential (SF)	\$127,900
6/21/07	7-1799	STYLECRAFT BUILDERS	21	20	2418 STONE CASTLE CIR	CASTLEGATE PH 1 SEC 7	4030	3248	New Residential (SF)	\$192,931
6/22/07	7-1804	H & E CONTRACTING	11	9	920 TURTLE DOVE TRL	DOVE CROSSING PH 2	2234	1698	New Residential (SF)	\$112,068
6/22/07	7-1805	H & E CONTRACTING	12	9	922 TURTLE DOVE TRL	DOVE CROSSING PH 2	2234	1698	New Residential (SF)	\$112,068
6/22/07	7-1772	H & E CONTRACTING	2	30	2403 STONE CASTLE CIR	CASTLEGATE PH 1 SEC 7	3834	2884	New Residential (SF)	\$190,344
6/25/07	7-1777	K M CUSTOM HOMES	64	46	5307 BALLYBUNION CT	PEBBLE CREEK	3840	2895	New Residential (SF)	\$192,000
6/26/07	7-1861	LAFOLLETTE CONST	9	1	1014 LYCEUM CT	UNIVERSITY PRESERVE	4329	3307	New Residential (SF)	\$218,262
6/28/07	7-1848	STYLECRAFT BUILDERS	2	8	903 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	1791	1313	New Residential (SF)	\$86,658
6/28/07	7-1876	RIVER HILL HOMES, INC	26	2	4451 SPRING MEADOWS CT	SPRING MEADOWS PH 2	3339	2440	New Residential (SF)	\$161,040
6/1/07	7-1642	KEYS & WALSH CONST	6	7	4014 WINDFREE DR	SHENANDOAH PH 1	448	448	Residential Addition	\$20,000
6/19/07	7-1832	HOMEOWNER	6	1	3711 SPRINGFIELD DR	WESTFIELD ADDITION PH 2	180	130	Residential Addition	\$1,000
6/27/07	7-1807	FIRST AND LASTING IMPR	8	10	601 BELL ST	COLLEGE PARK	220	180	Residential Addition	\$19,000
6/27/07	7-1895	HOMEOWNER	4	21	8427 TURTLE ROCK LOOP	EMERALD FOREST #11	155	66	Residential Addition	\$5,000
6/27/07	7-1907	BEST CONSTRUCTION	3	0	1307 MILNER DR	COLLEGE HILLS	154		Residential Addition	\$2,500
6/22/07	7-1817	C BARBU CO	18	16	1211 SPRING LOOP	UNIVERSITY PARK #2	140	130	Residential Addition	\$18,000
6/7/07	7-1659	ANCHOR PIERS, LLC.	25	20	1706 TREEHOUSE TRL	SOUTHWOOD VALLEY PHS 4B, 7A			Residential Remodel	\$3,850
6/7/07	7-1663	ANCHOR PIERS, LLC.	26	2	6403 WINDWOOD DR	WINDWOOD #2			Residential Remodel	\$4,850
6/7/07	7-1666	ANCHOR PIERS, LLC.	21	1	1004 ROSE CIR	SWEET BRIAR			Residential Remodel	\$18,000
6/7/07	7-1742	T P I PAINTING	1	2	1501 HOLLEMAN DR	ANDERSON RIDGE			Residential Remodel	\$441,000
6/8/07	7-1756	WARREN BARHORST	11	5	112 REDMOND DR	REDMOND TERRACE	1962	1962	Residential Remodel	\$25,000
6/22/07	7-1891	HOMEOWNER	5	1	1508 WOLF RUN	WOLF PEN VILLAGE	400		Residential Remodel	\$1,500
6/22/07	7-1863	CENTRAL TEXAS RESTOR	59	27	1312 ROANOKE CT	SHENANDOAH PH 7	1900	1900	Residential Remodel	\$50,000
6/27/07	7-1915	TOMMY GLOVER	12	1	8908 DRIFTWOOD DR	EMERALD FOREST #3			Residential Remodel	\$1,000
6/28/07	7-1461	JAMES FLEX	1	5	500 COONER ST	COONER	1750		Residential Remodel	\$15,000
6/6/07	7-1720	INLAND ENVIRONMENTS	1	12	2101 HARVEY MITCHELL	SOUTHWOOD #26			Residential Demolition (5+ Units)	\$51,440

# BUILDING PERMIT DETAILS:

## MISCELLANEOUS PERMITS

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Feet	Heat Sq. Feet	Application Type	Valuation
6/1/07	7-1654	HOMEOWNER	6	1	3711 SPRINGFIELD DR	WESTFIELD ADDITION PH 2			Accessory/Storage	\$800
6/6/07	7-1719	AGGIELAND POOLS	4	21	1000 SPRING LOOP	UNIVERSITY PARK #2			Swimming Pool	\$37,500
6/14/07	7-1693	PATIO POOLS OF HOUSTON	0	4	1725 HARVEY MITCHELL PKWY S	CRAWFORD BURNETT (ICL)	6600		Swimming Pool	\$240,000
6/18/07	7-1780	MOBLEY POOL CO	3	46	5217 CASCADES DR	PEBBLE CREEK			Swimming Pool	\$31,075
6/20/07	7-1818	ALLIANCE POOLS	1	46	5213 CASCADES DR	PEBBLE CREEK	555		Swimming Pool	\$50,000
6/21/07	7-1825	CLEAR WATER POOL CO.	28	2	3701 BRIDLE CT	BRIDLE GATE ESTATES PH 2	400		Swimming Pool	\$20,000
6/28/07	7-1899	SUN POOLS	19	47	5217 BALLYBUNION LN	PEBBLE CREEK			Swimming Pool	\$28,130
6/1/07	7-1653	UNITED HOME IMPROVEMENT (ROOF)	3	1	1010 UNIVERSITY DR E	ONE LINCOLN PLACE			Reroof	\$32,645
6/7/07	7-1740	UNITED HOME IMPROVEMENT (ROOF)	9	3	1200 CHARLES CT	DOBROVOLNY			Reroof	\$3,800
6/13/07	7-1781	LARAN CONSTRUCTION	1	21	301 LANDSBURG LN	EDELWEISS ESTATES PHS 8			Reroof	\$2,895
6/20/07	7-1838	ON TOP ROOFING	11	33	9321 WHITNEY LN	WOODCREEK #10			Reroof	\$4,000
6/22/07	7-1892	ROLLWITZ CONSTRUCTION	9	0	901 ASHBURN AVE	WOODLAND ACRES			Reroof	\$31,000
6/28/07	7-1931	R & G CONSTRUCTION	67	0	1220 MUNSON AVE	C H WOODLANDS			Reroof	\$4,600
6/12/07	7-1766	SIGN PRO	10	0	1001 WOODCREEK DR	WOODCREEK (UNRECORDED)			Banner	\$0

## PERFORMANCE MEASURES

-  93% of commercial plans that were complete when submitted were reviewed accurately within 5 working days by building staff in compliance with College Station Codes and Ordinances or have received appropriate variances.
-  87% of single-family plans that were complete when submitted were reviewed accurately within 1 working day.
-  100% of building inspections accurately performed within 24 hours.
-  9 commercial plans submitted, 3 sets of duplex plans submitted, 2 sets of multi-family plans submitted.
-  17 inspections per day per inspector, in addition to utility walk-through connections and miscellaneous requests.
-  67 inspections (approx.) per day for this month.

# BUILDING PERMIT DETAILS:

## COMMERCIAL PERMITS

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Ft	Heat Sq. Ft	Application Type	Valuation
6/1/07	7-1645	KEYS & WALSH CONSTRUCTION, LLC	1	3	1602 ROCK PRAIRIE RD	BELMONT PLACE #2	1656	1656	Commercial, Offices/Banks/Profession	\$95,000
6/25/07	7-1816	KEYS & WALSH CONSTRUCTION, LLC	1	3	1602 ROCK PRAIRIE RD	BELMONT PLACE #2	2058	2058	Commercial, Offices/Banks/Profession	\$105,000
6/4/07	7-1221	D C CONTRACTING	6	2	1661 TEXAS AVE S	CULPEPPER PLAZA	11250	11250	Commercial, Stores and Customer Service	\$56,250
6/11/07	7-731	BELISLE CONSTRUCTION	2	1	1200 UNIVERSITY DR E		7028	7028	Commercial, Amusement/Social/Recreation	\$1,250,000
6/12/07	7-1435	JA CODY INC.			1900 BARRON RD		10762	7947	Commercial Other	\$2,000,000
6/4/07	7-1668	LAWSON CONSTRUCTION & BUILDING	4	1	1601 HOLLEMAN DR	ANDERSON RIDGE			Commercial Remodel	\$150,000
6/5/07	7-1658	COLLEGE STATION ISD	9	60	2700 BROTHERS BLVD	SOUTHWOOD VALLEY #12 & #13	86000		Commercial Remodel	\$350,000
6/19/07	7-1834	STEVE C COOK & CO, INC			1500 HARVEY RD BEALL	EAST GATE SQUARE	30937	30937	Commercial Remodel	\$125,000
6/28/07	7-1675	MASTER GENERAL CONTRACTORS	5	2	1725 TEXAS AVE S	CULPEPPER PLAZA	19726	18667	Commercial Remodel	\$500,000
6/6/07	7-1627	L & M CONSTRUCTION MANAGEMENT	4	1	1500 HARVEY RD 5022	POST OAK MALL	1841		Commercial Demolition	\$5,000
6/7/07	7-1743	SERVPRO OF BRAZOS VALLEY	1	2	410 TEXAS AVE	GORZYCKI'S MEADOW-LAND			Commercial Demolition	\$65,000

## Annexation Update

Annexation is a process whereby a city enlarges its corporate boundaries. College Station's past annexations have resulted in areas that have seen development ranging from city facilities to premiere neighborhoods to business parks.

Subchapter C of Chapter 43 Local Government Code (LGC) requires that cities prepare an annexation plan. Property can be annexed on the third anniversary of inclusion in the plan. The plan serves to provide a three-year notice to property owners of a city's intent to annex.

The statute provides several exceptions to the requirement for inclusion in an annexation plan. Two of these exceptions are applicable in College Station. One exception exempts annexations that include fewer than 100 separate tracts of land on which one or more residential dwellings are located. Another exception exempts properties that petition for annexation.

The City's statutorily mandated Annexation Plan currently provides that the City has no plans for annexation outside those areas that are exempt from the annexation plan requirements of the LGC. This plan is reviewed and updated from time-to-time.

Currently, College Station is pursuing the annexation of five areas that are exempt per the LGC. The Planning & Zoning Commission conducted a public hearing on areas considered for annexation on 5 December 2006. The City Council has also discussed this item on two different occasions and directed staff to move forward with the annexation process. The next steps include having the annexation areas identified by a professional surveyor and the development of a service plan for each area. The City Council will conduct two public hearings (dates/times to be determined) prior to voting on the final annexation ordinance, which is expected to occur before the end of 2007.

For more information regarding the Annexation Plan, please contact Lance Simms at 979.764.3570 or by email at [lsimms@cstx.gov](mailto:lsimms@cstx.gov).



# BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	MOVING	TOTAL
JAN.	283	233	177	105	10	10	4	3	0	825
FEB.	288	238	174	148	22	7	6	0	0	883
MAR.	332	304	246	165	14	3	8	0	0	1072
APR.	400	357	272	169	13	2	14	0	0	1227
MAY	434	325	243	187	7	1	18	0	1	1216
JUN.	492	314	312	136	0	4	19	0	0	1277
JUL.										
AUG.										
SEPT.										
OCT.										
NOV.										
DEC.										
<b>YEARLY TOTAL</b>	<b>2229</b>	<b>1771</b>	<b>1424</b>	<b>910</b>	<b>66</b>	<b>27</b>	<b>69</b>	<b>3</b>	<b>1</b>	<b>6500</b>

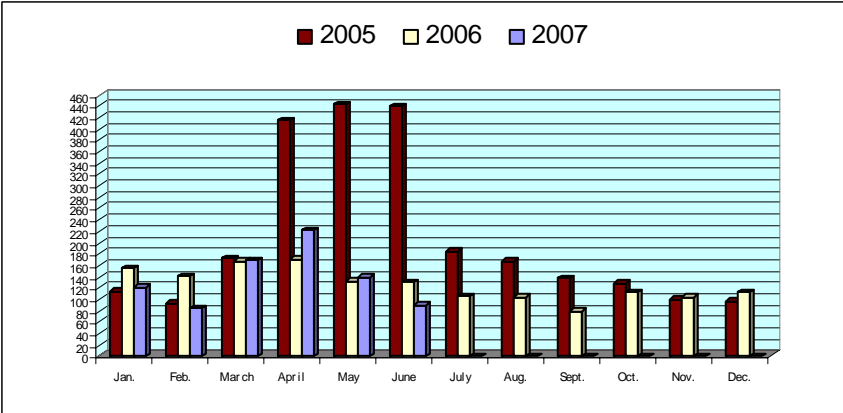
## REZONING SCOOP

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
07-500130	1502 Texas Ave	3.95	C-1 to PDD	5-July	Denied	26-July	
07-500092	1300 Harvey Mitchell Pkwy	43.63	A-O & R-4 to R-4	7-June	Denied	28-June	Denied
07-500100	Gateway Lot 15	4.47	R-1 to A-O	7-June	Approved	28-June	Approved
07-500109	1906 FM 158	24.48	PDD to allow Townhomes	7-June	Approved	28-June	Approved
07-500139	14060 Renee Ln	4.43	A-O to R-1	19-July		6-Aug	
07-500140	900 Graham Rd	31.63	A-O to R-1	19-July		26-July	
07-500141	2691 Horse Haven Ln	11.90	A-O to R-1	19-July		6-Aug	
07-500052	Harvey Rd East Adjoining Windwood	17.58	A-O to R-1	16-Aug		13-Sept	

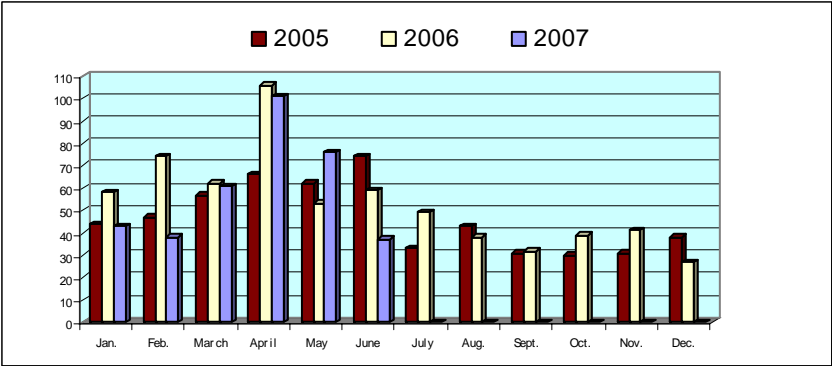
**POPULATION: The June population estimate is 84,824.**

**BUILDING PERMIT TOTALS:  
COMPARISON CHARTS**

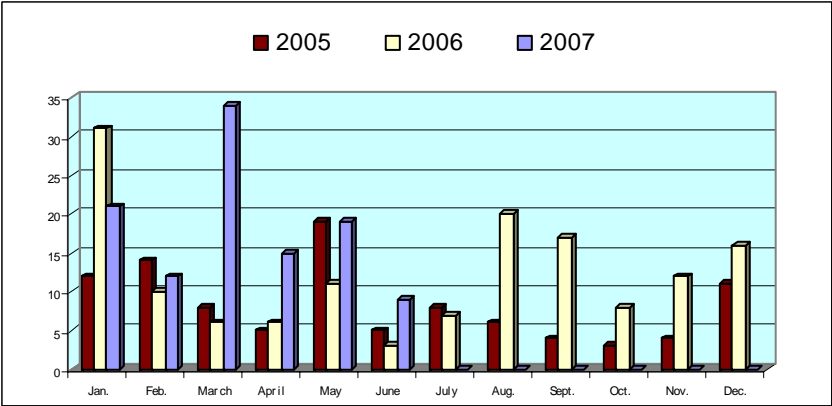
**TOTAL PERMITS  
3 YEAR—COMPARISON BY MONTH**



**SINGLE FAMILY PERMITS  
3 YEAR—COMPARISON BY MONTH  
(INCLUDES ONLY NEW SINGLE-FAMILY HOMES)**



**COMMERCIAL PERMITS  
3 YEAR—COMPARISON BY MONTH  
(INCLUDES NEW COMMERCIAL & COMMERCIAL REMODELS)**



**Reviewed Site Plans**

- Carino's Bar & Grill, 620 Harvey Rd, (07-500147)
- The Pump, 110 Dominik Dr, (07-500138)
- Wolf Pen Plaza Lot 2, 1915 Texas Ave, (07-500149)
- Adamson Lagoon, 1900 Anderson St, (07-500150)
- TPC of Aggieland, 11501 Jones Butler Rd, (07-500156)

# College Station

## Comprehensive Plan Update

The City of College Station is in the first phase of updating its Comprehensive Plan. The purpose of this update is to create a more workable plan that can help guide decisions about the future growth and development of our community.

With your input, the following statement has become the VISION for College Station!

### Community Vision Statement

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by ...

- ★ ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- ★ increasing and maintaining the mobility of College Station citizens through a well-planned and constructed inter-modal transportation system;
- ★ expecting sensitive development and management of the built and natural environment;
- ★ supporting well-planned, quality and sustainable growth;
- ★ valuing and protecting our cultural and historical community resources;
- ★ developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our city is cohesive and well connected; and
- ★ pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

For more information on the Comprehensive Plan Update, please visit our website at [www.cstx.gov/CompPlanUpdate](http://www.cstx.gov/CompPlanUpdate) or contact Jennifer Prochazka at 979.764.3570 or by email at [CompPlan@cstx.gov](mailto:CompPlan@cstx.gov).

Thank you for your interest!



# Mobility Monthly



## East College Station Transportation Study

The **East College Station Transportation Study** continues to progress. On July 11th, Kimley-Horn and Associates presented the project findings to the public and received comments, as well. The next steps will be to take the study recommendations to the Planning and Zoning Commission and City Council for their endorsement. For the latest details on this study, please check out [www.cstx.gov/TranStudy](http://www.cstx.gov/TranStudy).

---

## Transportation Project Update

TxDOT is continuing to make progress on the **Texas Avenue** widening project. Southbound traffic between Manuel Drive and FM 2818 was moved to the west side of the roadway in May to allow construction crews to begin work on the median. Over the next month, if weather cooperates, we'll likely see traffic between Manuel Drive and George Bush Drive switched to the newly completed outside lanes. In addition, work crews will be working through the rest of the summer to get major intersections fully completed before the TAMU school session starts back up. This will require these intersections be closed to traffic crossing Texas Avenue. Specific information will be provided before this occurs. This project is on target to be completed in Spring 2008.

The **SH 6 Ramps** project hit a snag with the June rainfall that's occurred. As soon as things dry out, TxDOT crews will work to complete improvements on the frontage road between Texas Avenue and Rock Prairie Road. The next phase of the project will complete the Texas Avenue / Deacon Drive intersection improvements, as well as the new Barron Road exit ramp. This phase should be completed early this fall and the final phase, that will construct the SH 6 / Rock Prairie Road flyover exit and the remainder of the on/off ramps, should start late this year.

The City of College Station **Dartmouth Drive** extension project has had a slow month with the continuing rain. This project which will extend Dartmouth Drive between Krenk Tap Road and FM 2818 is still scheduled to be finished in the early Spring 2008.

The extension of **Jones-Butler Road** between Holleman Drive and FM 2818 is complete and is open to the public!